



Asset Profile

Cluster Overview: Special Issues

City-Owned Surplus Land

The city-owned surplus land map represents city-owned parcels which do not function (i.e., parcels conveyed to the city due to tax delinquencies). A comparison between this map and the vacant parcel map reveals that the city owns a greater portion of those census tracts, with more than 18 percent vacant parcels. The table below identifies parcels that are city-owned. See city-owned parcel and vacant land map.

Table 5

Percentage City Owned Parcels of Land by Census Tract

| More than 18% | More than 24% |
|----------------------|----------------------|
| 5224 | 5222 |
| 5252 | 5223 |
| 5307 | |
| 5308 | |
| 5310 | |
| 5320 | |

Vacant Land

The discussion of vacant land aids the reader in identifying generalized areas for infill housing and new development. The vacant land map on page 35 was developed from an aerial map of the city (1995). Based on the mapping for Cluster 8, vacant land is predominately available in the Brightmoor subcommunity. See existing socioeconomic profile section discussion on vacant parcels for additional information.

Zoning

Throughout the Housing and Neighborhood Commercial focus group, participants expressed frustration with how often zoning appeals result in variances, based not on land use or effects on surrounding neighborhoods, but on the changes that favor developers, retailers, and businesses. Due to a lack of community involvement and/or knowledge of surrounding property land rights, variances which are in reality “spot zoning” have gone unchallenged. The focus group participants further expressed the need for greater enforcement on special land use. They identified land use concerns such as, but not limited to the overabundance of auto repair shops and repair/towing yards along Fenkell, Grand River as well as Seven Mile Rd. Lack of enforcement of the latter often results in the illegal storing of vehicles, which is not only an eyesore, but potentially a toxic waste hazard.



A general understanding by the cluster of the importance of zoning and how it impacts the quality of neighborhoods is important to reinvestment efforts. The following section includes information abstracted from the *DMP(1990)* to describe current zoning districts for the subsectors in Cluster 8. Consistent with the discussion of zoning, the term subsectors is used instead of subcommunities for this section only.

Cluster 8 is located in the upper half of the west sector. This west sector is bounded by Schoolcraft/Jeffries Freeway, Southfield Fwy., W. Eight Mile, and Telegraph. Cluster 8 is composed of four geographic subsectors (consistent with discussion of zoning the term subsectors is used instead of subcommunities): Evergreen, Redford, Brightmoor, and Rosedale. Within each subsector are several zoning districts dictating land use for the area (see appendix for subsector maps in housing section).

The Evergreen subsector of the West Sector is bounded by Eight Mile Road, Southfield Fwy., McNichols Road, and Lahser. According to the *DMP*, this zoning district is developed primarily with single-family homes and supporting shopping and personal services. The district consists of a mixture of low-medium density residential and low-density residential land use. This design provides for approximately 30 units per acre. It encourages uses such as single- and two-family dwellings, townhouses, multiple-family dwellings, and community facilities. The *DMP* describes the subsector as containing several of Detroit's most popular neighborhoods for families raising children. The area is further described as stable with relatively new housing stock, most built after World War II.

The Evergreen subsector has three major arteries for commercial use. These arteries are zoned for residential/local commercial, general commercial and comparison commercial. Eight Mile Road is zoned for general commercial use. This provides for low-intensity retail and wholesale uses along major thoroughfares suitable for business, warehouse, and some light industrial activities. Seven Mile and McNichols rds., primarily zoned for general commercial, include comparison commercial and residential/local commercial districts. This mixture offers comparison shopping for the same merchandise, automobile and furniture salesrooms and repair shops, business services, and building and contractor offices.

The Redford subsector is bounded by Eight Mile Rd., Lahser, Fenkell, Dale, Puritan and Five Points. The area is developed primarily with single-family homes, supporting services, and major recreation and institutional uses. All of the residential districts are zoned low-medium density. The Rouge River winds through the Redford subsector, from Eight Mile Rd. on the north of its southern boundary, Fenkell. Since much of the land surrounding the river is subject to flooding, due to run-off and sewer flow, its potential land



use is limited to recreation open space.

The Redford subsector provides a wide variety of commercial use. The main arteries of Eight Mile Rd., Seven Mile Rd. and McNichols Rd. are primarily general commercial districts. Seven Mile and McNichols rds. are divided in portions between general and residential/local commercial. A small section of Grand River, zoned as a comparison commercial, runs through the southwest corner of the subsector.

The Redford subsector includes a limited amount of industry located along Dale, north of Fenkell. The area is bounded on the east by city-owned property that is subject to flooding from the Rouge River. Existing industries seeking to expand here should be encouraged to make greater use of the land along Telegraph.

The Brightmoor subsector is bounded by Puritan, Fielding, Fenkell, Kentfield, Lyndon, Grandville, Schoolcraft, the Southfield Fwy. (M-39), the Jeffries Fwy., (I-96), the western city limits, Fenkell and Lahser. The area is developed primarily with single-family homes, and supporting shopping services. The zoning districts are largely low-density residential with pockets of low-medium density.

The subsector has limited commercial zoning districts compared to the other geographic subsectors. Fenkell has a mixture of residential local/commercial, comparison commercial, and general commercial. Schoolcraft is zoned for residential local/commercial and general commercial. A substantial industrial district is located in the eastern portion of the subsector, while the western portion includes a major city park, Eliza Howell, developed along the Rouge River Valley.

The Rosedale subsector is bounded by McNichols Rd., the Southfield Fwy. (M-39), Schoolcraft, Grandville, Lyndon, Kentfield, Fielding, Puritan and Lahser. The area is developed primarily with larger single-family homes, general and local commercial uses, and supporting services, including schools, recreation areas, police, fire, and a public library. The residential area of the subsector contains primarily low-density zoning districts. The homes are largely two-story brick single-family homes on significantly large lots compared to other areas of the city.

Grand River, a major artery, zoned as general commercial, runs through the middle of the Rosedale geographic subsector. McNichols Rd. is zoned for residential local/commercial and general commercial. Fenkell has a small portion nearest the Southfield Fwy. zoned for comparison commercial, and the section of Schoolcraft in the area is a residential local/commercial district.